

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 24, 2005

ITEM NO. 5

CASE NUMBER/ PROJECT NAME	100-DR-2004 Well Site 86 Water Quality Improvements		
LOCATION	37400 N Cave Creek Rd, north of Cave Creek Road, southwest of the Desert Mountain Community		
REQUEST	Request approval of a site plan and elevations for a city wellsite.		
OWNER	Desert Mountain Properties 480-595-4242	ENGINEER	Camp Dresser & McKee 602-956-4500
ARCHITECT/ DESIGNER	Swaback Partners P L L C 480 367-2100	APPLICANT/ COORDINATOR	Greg Crossman City of Scottsdale Water Resources 480-312-5319
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Commercial Office (C-O ESL) and Open Space (O-S ESL). The C-O and O-S zoning districts allow for municipal uses except when they are located on parcels of one acre or larger, a Municipal Use Master Site Plan is required. A Municipal Use Master Site Plan was approved by City Council on January 11, 2005.</p> <p>Context.</p> <p>This site is located south of the Desert Mountain Phase 1, Unit 1 residential plat and the Renegade Golf Course. Surrounding property is zoned Commercial Office (C-O ESL) District to the west, Open Space (O-S ESL) to the north and east and Industrial Park (I-1 ESL) District to the west. No residential development is located adjacent to the site. The Desert Mountain Phase 1, Unit 1 residential area is approximately 400 feet to the north, across the Renegade Golf Course fairway.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The request is for approval of site plans and elevations for a new City potable water pump station, with a partially buried water tank, chlorination facility and related equipment situated within a walled enclosure. A potential future arsenic treatment facility located along the northwestern side of the site will be subject to subsequent review and approval. The 16 foot tall booster pump station building fully encloses pump equipment to reduce the impact of noise on adjacent property. The two-tone brown, stucco finished building has a parapet roof and battered pier columns. The partially buried (17 ft. below grade) water tank will be exposed 10 feet above ground and contain a dark color to match site buildings and walls. The new facility will be located within an 8 to 12 foot tall, two-tone brown stucco finished wall enclosure with battered pier columns. The</p>		

site is suitably landscaped with desert plant material. Proposed lighting is low level and appropriate for the area with full cutoff fixtures and minimal light trespass beyond the site walls.

Development Information:

- Existing Use: The southern portion of the site contains an existing Recharge Water Filter Station associated with the Irrigation Water Distribution System (IWDS).
- Parcel Size: 3.91 acres
- Total Building Square Footage: 2,400 square feet
- Height: Building-16 feet, reservoir-10 feet, site walls- 10-12 feet
- Parking Required/Provided: 3 spaces required, 4 provided
- Open Space: 49,000 square feet (28.8%) of NAOS is required and provided including the South Branch of Galloway Wash that runs through the site to provide a buffer and natural setting for the facility.
- Landscaping: A xeriscape palette is provided with Acacia, Palo Verde and Mesquite trees plus suitable shrubs to screen the site walls
- Traffic: The unmanned facility generates minimal traffic, anticipated to be approximately 4 to 8 vehicle trips per week including some service vehicle and truck traffic. Access to the site is through existing access driveways, which connect to Cave Creek Road to the southeast.

DISCUSSION

The new facility is in an area that currently contains existing Water Resource and IWDS facilities and is separated from residential development to the north by a portion of the golf course. The facility has received Municipal Use Master Site Plan approval by Council and no adverse comments from citizens were received during the review process. Efforts have been made to reduce the visual and noise impacts on the area by recessing the water reservoir and locating the booster pump facility within a building. The site contains building styles and colors suitable for the area, is contained within a walled enclosure and is compatible for this area.

KEY ISSUES

- The water treatment facility will provide additional area water supply. The future arsenic treatment facility may be needed at this site at a latter time, but will require future DRB review and approval.
- The nearest residence is about 400 feet to the north, across the fairway of the Renegade Golf course.
- The style and color of buildings and walls is compatible with the area.
- No public opposition has been received on this case.
- The project has been submitted to the Desert Mountain Design Review committee for a courtesy review and was approved as submitted.

OTHER BOARDS AND COMMISSIONS

- Case 86-ZN-1986 zoned the site to I-1, C-O, and O-S in 1986.
- Case 22-UP-2004 approved a Municipal Use Master Site Plan for the site on January 11, 2005.

STAFF
RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)	_____	_____
	Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov	Lusia Galav, AICP Development Planning Manager Phone: 480-312-2506 E-mail: lgalav@scottsdaleaz.gov

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| ATTACHMENTS | <ol style="list-style-type: none"> 1. Applicant Narrative 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Site Plan 5. Elevations 6. Perspective A. Fire Ordinance Requirements B. Stipulations/Zoning Ordinance Requirements |
|-------------|--|

DESCRIPTION OF REQUEST FOR
DEVELOPMENT REVIEW BOARD APPROVAL

WELL SITE 86 WATER QUALITY IMPROVEMENTS

This request is for Development Review Board approval of water quality improvements associated with City of Scottsdale Well Site 86. These improvements will be constructed on a 3.91 acre parcel required to be deeded to the City as part of the Third Amended Irrigation Water Distribution System (IWDS) Agreement (Agreement No. 960047A).

Several amenities are being proposed for the northern portion of this 3.91 acre site as part of this municipal project to comply with new Environmental Protection Agency (EPA) regulations for arsenic in drinking water. These new regulations will go into effect in January 2006. Facilities to be constructed include a partially buried water reservoir (tank), booster pump station, chlorination equipment, and peripheral equipment to treat water from Well No. 86 for the removal of entrained air.

Existing zoning on the northern portion of the site where the Well 86 project is to be constructed is commercial office [C-O ESL (HD)]. No zoning changes are being requested for this project.

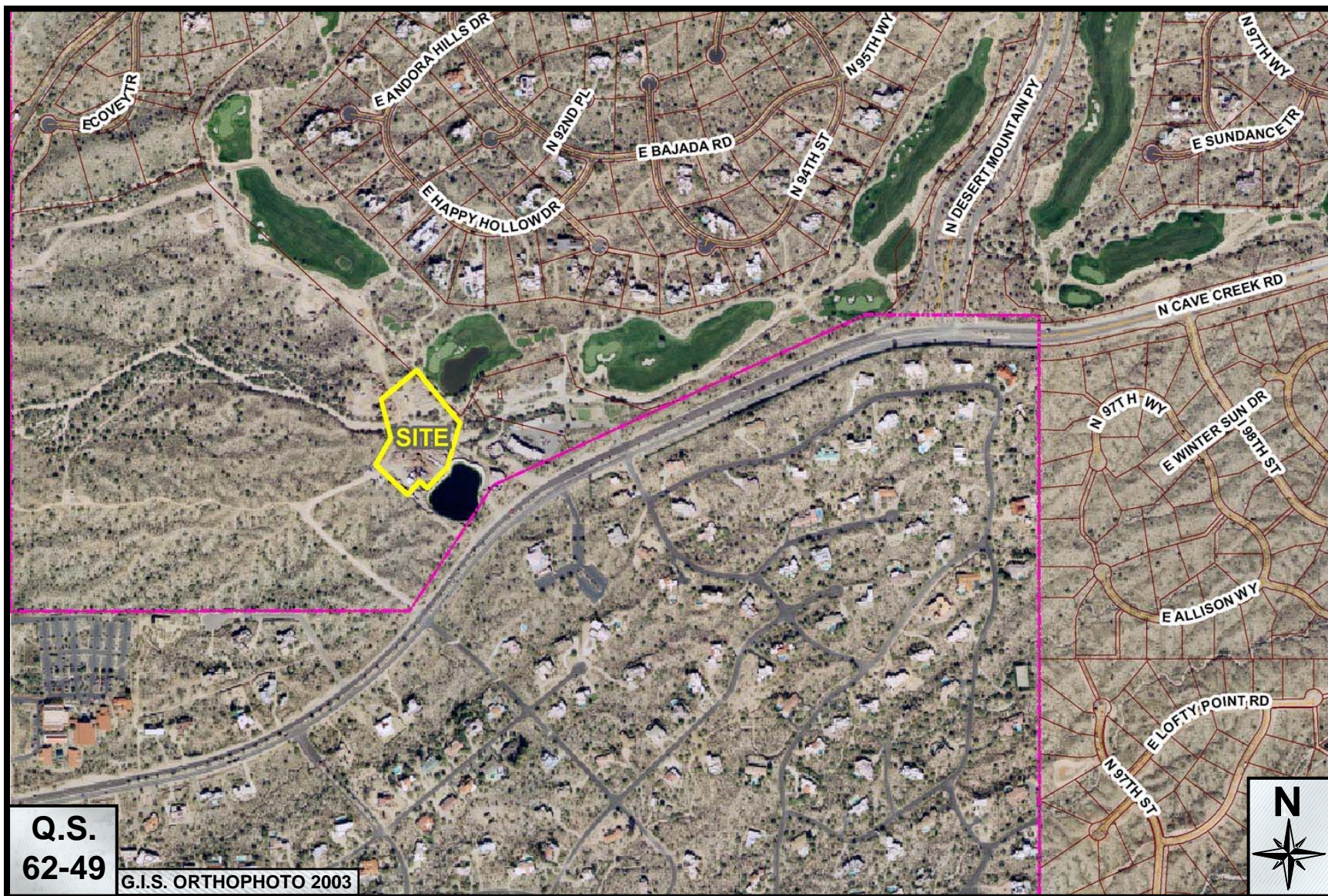
Traffic generation into and out of the site will be minimal. The Well Site 86 Water Quality Improvements are expected to generate 2 to 3 maintenance visits per week plus infrequent repair visits. An existing unpaved road that originates at Cave Creek Road will provide access into the site. This unpaved road is currently being used by the temporary fire station that is located on the southern portion of the site.

A large wash, the south branch of Galloway Wash, passes through the middle of the property. This wash will remain undisturbed except for an existing access crossing of the wash and future underground pipeline crossings needed for the project.

The project will be compatible with the land uses in the surrounding area. On the south portion of the property is the IWDS Recharge Water Filter Station. Immediately adjacent and to the east of that facility is the Desert Mountain Properties' main golf course water storage pond. This storage pond is completely walled and screened from view. East and northeast of the storage pond are two booster pump stations, and east of those two facilities is the Renegade Golf Course Maintenance Facility.

The north side of the project site borders the Desert Mountain Properties' Renegade Golf Course. This golf course buffers the project site from the residential area to the north. The south and west sides of the project site border on undeveloped property zoned as open space [O-S ESL (HD)], industrial park [I-1 ESL (HD)], and commercial office [C-O ESL (HD)].

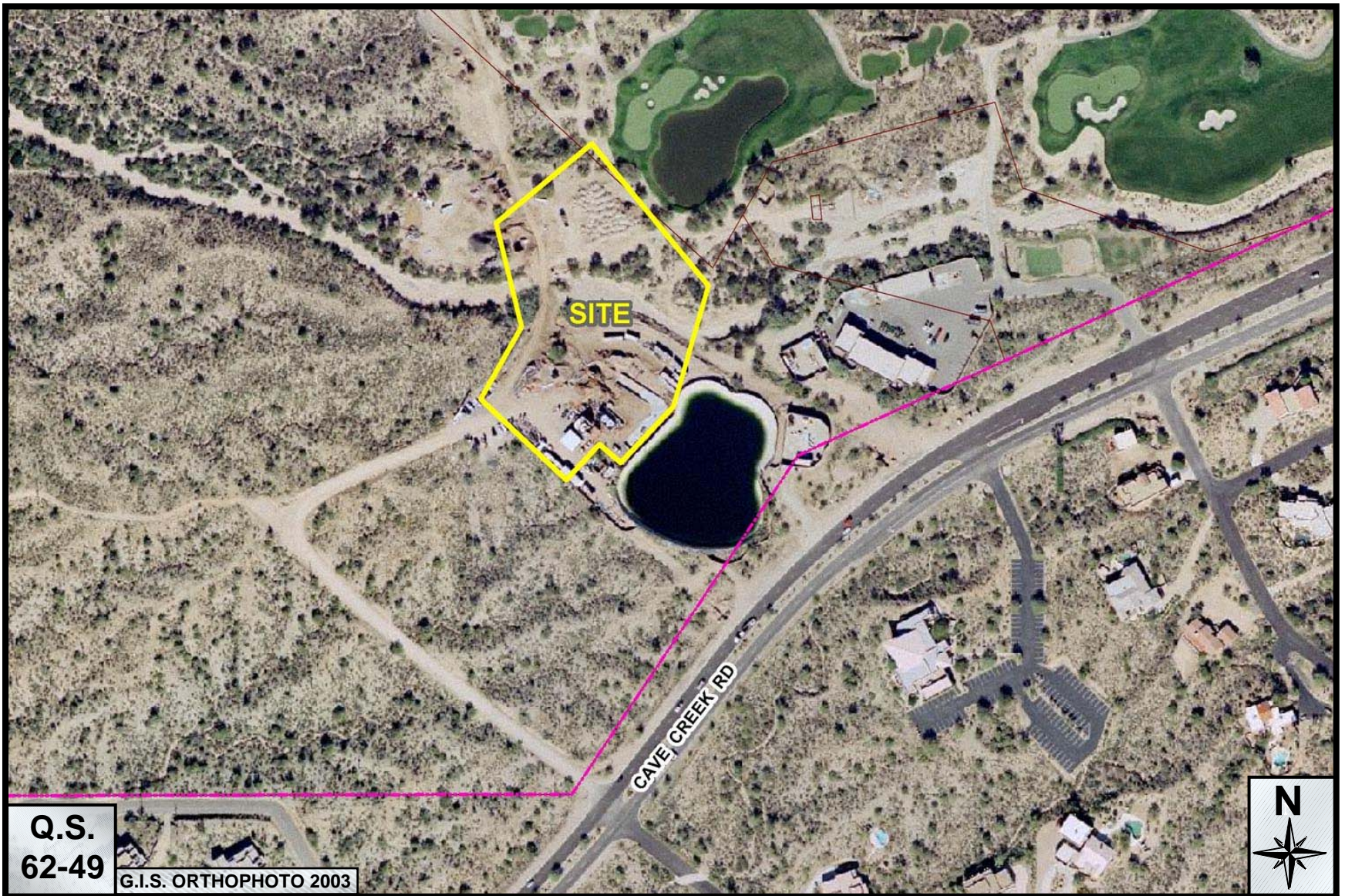
c:\data\word\arsenic\DR Project Narrative



Wellsite 86

100-DR-2004

ATTACHMENT #2



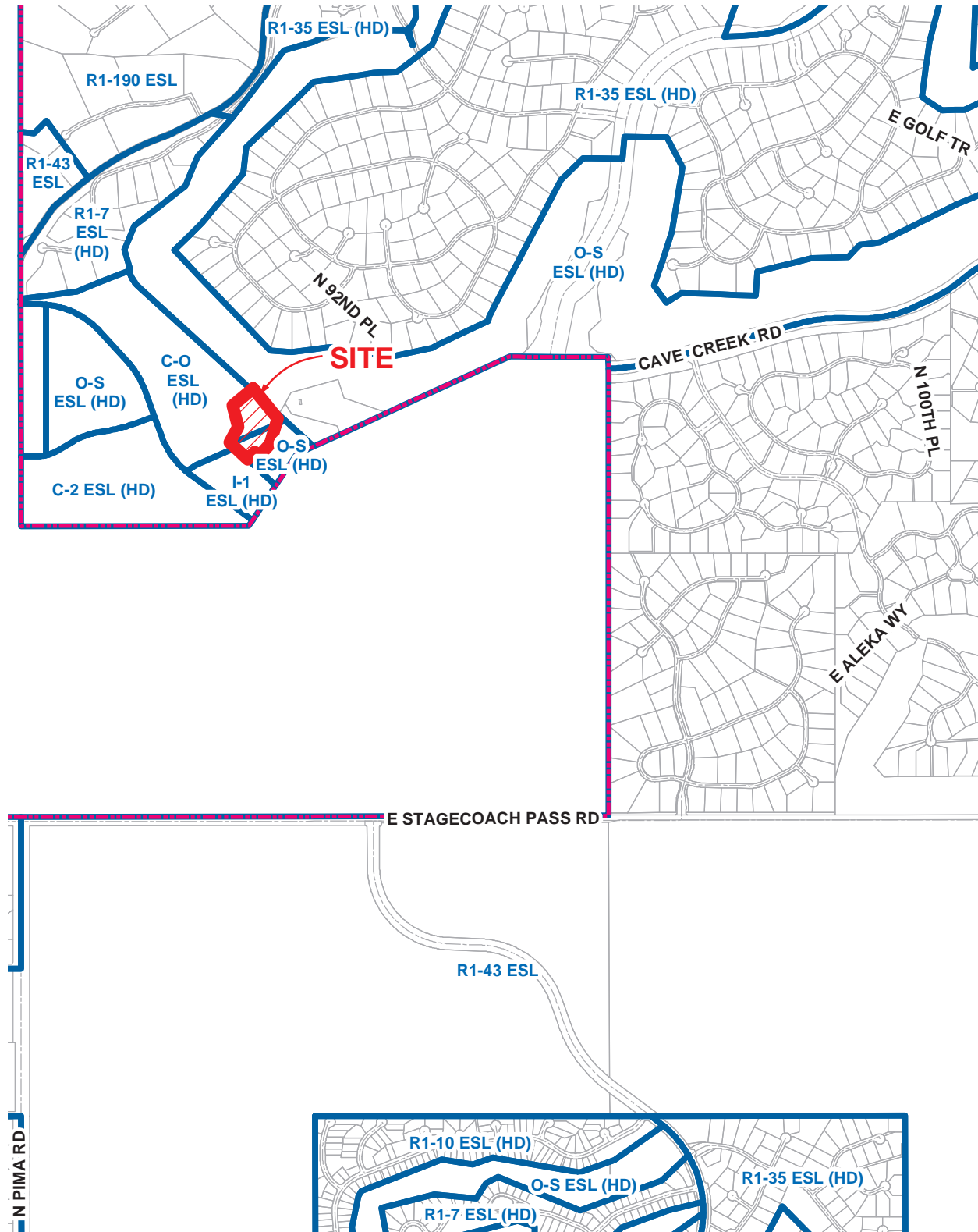
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G.I.S. ORTHOPHOTO 2003

Wellsite 86

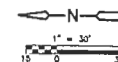
100-DR-2004

ATTACHMENT #2A



100-DR-2004

ATTACHMENT #3



PROJECT NO. 2144-42162
FILE NAME: Site Plan.dwg

SHEET NO.

PROJECT NO. 602-W2106D

100-DR-2004
10/27/2004

OVERALL SITE PLAN

						DESIGNED BY: <u>B. GOPALAN</u>
						DRAWN BY: <u>B. GILAS</u>
						SHEET NO'S BY: <u>B. GOPALAN</u>
						CHECKED BY:
REV. NO.	DATE	DRWN	CHKD		REMARKS	APPROVED BY: DATE: <u>SEPTEMBER 2004</u>

CDM
Camp Dresser & McKee Inc.

REV. NO.	DATE	OPRN	CHKD	REMARKS	APPROVED BY _____ DATE: <u>SEPTEMBER 2004</u>
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PERIMETER WALL ELEVATIONS



Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

4201 North 24th Street, Suite 205
Phoenix, Arizona 85016
Tel (602)-956-4500
Fax (602)-956-4703

CITY OF SCOTTSDALE, AZ

WELL SITE NO. 86

WATER QUALITY IMPROVEMENTS

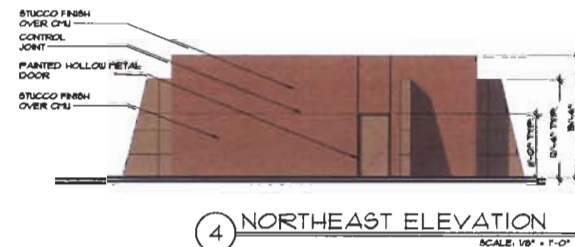
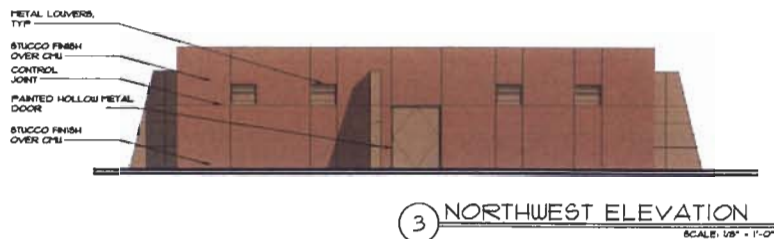
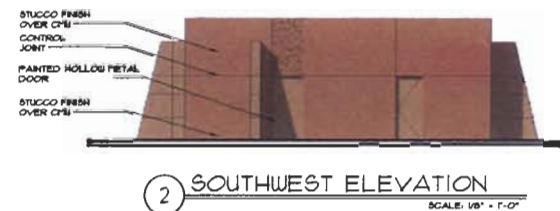
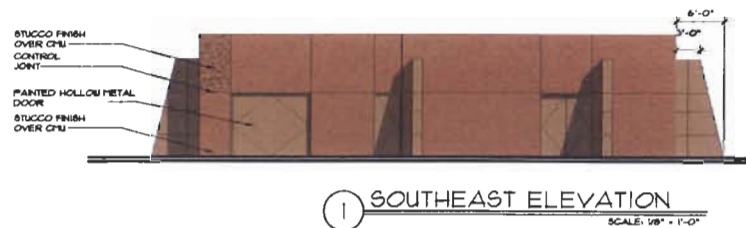
PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004

10/27/2004

SWANBACK PARKYRILL, PLLC
Architecture and Planning
100 North 1st Street, Suite 200
Phoenix, Arizona 85004



PUMP STATION ELEVATIONS



Camp Dresser & McKee Inc.

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CITY OF SCOTTSDALE, AZ
WELL SITE NO. 86
WATER QUALITY IMPROVEMENTS

PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004

10/27/2004

SWANICK PARTNERS, PLLC
Architecture and Planning
1001 North Central Expressway, Suite 200
Scottsdale, Arizona 85262
www.swanickpartners.com



PERSPECTIVE VIEW LOOKING SOUTH WEST



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Camp Dresser & McKee Inc.

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**CITY OF SCOTTSDALE, AZ
WELL SITE NO. 86
WATER QUALITY IMPROVEMENTS**

PROJECT NO. 602-W2106D

OCTOBER 2004

100-DR-2004
10/27/2004

SWANICK PARTNERS, LLC
Architecture and Planning
1000 North Central Expressway, Suite 100
Phoenix, Arizona 85004

100-DR-200

DATE: 11-04-04

WELLSITE # 86 WATER QUALITY
37400 N. CAVE CREEK ROAD
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
PROVIDE A FIRE DEPT. APPROVED TURN-A-ROUND.
- ☐ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ___ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS ONE. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ___ AT ___ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ___ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA:**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Well Site 86 Water Quality Improvements Case 100-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements for the Pump Station and Perimeter Walls, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the elevations submitted by CDM Inc. with a city received date of 10/27/04.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by CDM, Inc. with a city received date of 10/27/04.
 - c. Landscaping, including plant types, shall be installed to be consistent with the conceptual landscape plan submitted by C.F. Shuler with a seal date of 10/20/04 except that at least 50% of the required number of trees shall have a trunk size of at least 3 caliper inches measured approximately 1foot from the base of the tree.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be completely screened by the perimeter wall and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. The developer shall provide the maximum allowable and provided building volume with the final plans submittal. The volume shall not exceed the Zoning Ordinance.
- B. The developer shall provide the maximum allowable and provided Lot Coverage with the final plans submittal. The Lot Coverage shall not exceed the Zoning Ordinance.

N.A.O.S.:**DRB Stipulations**

9. The slope analysis shall identify the minimum required amount of N.A.O.S. based on the calculated average slope for the project site.
10. The N.A.O.S. site plan shall be revised with the final plans submittal to eliminate any previously disturbed areas including road scars. Any disturbed areas dedicated as N.A.O.S. shall be defined as revegetation on the site plan and shall include a full revegetation plan including plant palette and quantities for restoration.

Ordinance

- a. All N.A.O.S. areas shall be a minimum of 30 feet in width and 4,000 square feet.

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
12. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
13. Incorporate all salvaged plants into the landscape design.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

1. All exterior luminaries mounted above the perimeter wall shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
2. Any non-IESNA full cutoff fixture shall be mounted 6-inches below the height of the perimeter wall.
3. The individual luminaire lamp shall not exceed 250 watts.
4. The maximum height of any IESNA full cutoff fixture from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
5. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
6. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

14. No exterior vending or display shall be allowed.
15. Flagpoles, if provided, shall be one piece, conical, and tapered.
16. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
17. Future arsenic treatment facility shall be subject to a separate review and approval.

RELEVANT CASES:

Ordinance

- a. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were 22-UP-04, 33-DR-02, and 86-ZN-86.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. Project shall be in general compliance with Hydrology and Drainage Report for Arsenic Mitigation Treatment Well Cluster No 1 by CD&M Inc. dated July 2004 and the Desert Mountain Master Drainage Plan.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
20. Demonstrate Compliance with the Desert Mtn. Master Drainage plan.
21. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

Ordinance

- b. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 1. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 2. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 3. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 4. Off-site runoff must enter and exit the site as it did historically.
 5. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- c. Street Crossings:
 1. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to

exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

22. Ingress and Egress easements in general conformance with the Map of Dedication for the North Scottsdale Aquifer Storage Recovery Project #3251-04, which provide for "all weather" and Fire access to the site.
23. If a gated entrance is proposed, the developer shall design and construct the gated entrance and provide fire access.
24. Need min. 20 foot wide improved access for site access and Rural Metro/Fire Dept.
25. The developer shall design and construct driveways in general conformance with Standard Detail #2256 for CL, 2257 for CH, or 2258 for CI.
26. Identify all hazardous material that will be stored on the site.

DRB Stipulations

27. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
28. Trail Easement: Not applicable to this site.

Ordinance

a. Drainage Easement:

1. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

b. Waterline and Sanitary Sewer Easements:

1. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

29. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards.
30. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.

- e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
31. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- a. Refuse enclosures are required as follows:
 - 1. Restaurants: One per restaurant
 - 2. Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
 - 3. Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
32. For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.
- a. Underground vault-type containers are not allowed.
 - b. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
 - c. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

WATER:

DRB Stipulations

33. Basis of Design Report (Water):

- a. Not applicable

Ordinance

- b. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

34. Wastewater Basis of Design Report. Not applicable for this project.

35. On-site sanitary sewer shall be privately owned and maintained.

- a. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- b. Privately owned sanitary sewer shall not run parallel within the waterline easement.

MONITORING MANHOLE.

- c. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

36. As-Built Plans.

37. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- c. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

38. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.